



CAROLINA LOGISTICS PARK

PRE-LEASE | BUILD-TO-SUIT | ±4.2M SF INDUSTRIAL PARK
NATIONS FORD ROAD & DOWNS ROAD | PINEVILLE, NC 28134



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CONSTRUCTION UPDATE



PARK FEATURES

- ±3.5 million SF of new class A distribution and manufacturing space within Beacon Partners ±4.2 million SF Carolina Logistics Park
- [Carolina Logistics Park](#) is the largest master-planned industrial park within the Carolina's most prominent submarket
- The new ±288-acre site has state-of-the-art building features in a prime distribution location with access to an established workforce and amenities
- Zoning - General Industrial (GI)
- Excellent location in Southwest Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD

Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers

FOR MORE INFORMATION, CONTACT:

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**BEACON
PARTNERS**

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	Nations Ford Road / Downs Road Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-1
CLEAR HEIGHT	30' - 40'
FIRE PROTECTION	ESFR
BUILDING'S SF	±174,070 - 1,006,462 SF
LOADING	Build-to-Suit
TRAILER PARKING	Build-to-Suit
TRUCK COURT	Build-to-Suit
CAR PARKING	Build-to-Suit
COLUMN SPACING	Build-to-Suit
CONSTRUCTION	

WALLS: Tilt concrete

FLOORS: Build-to-Suit

STRUCTURE: Class A joist/girder system

ROOF: 60 mil TPO membrane

UTILITIES

WATER: CMUD

SEWER: CMUD

POWER: Electricities

GAS: Piedmont Natural Gas

LOCATION

±1 mile: I-77 / Westinghouse Blvd (Exit 1A)

±1 mile: I-77 / Westinghouse Blvd (Exit 90)

±3 miles: I-485/ N Polk St (Exit 65 B)

±10 miles: CLT Douglas International Airport

±11 miles: I-85



CAROLINA LOGISTICS PARK

SITE PLAN



CAROLINA LOGISTICS PARK

LOCATION AERIAL



±525,000 SF | Leased
10230 PINEVILLE DISTRIBUTION ST



±230,614 SF | Leased
12115 DOWNS RD



Carolina Logistics Park
NEW CONSTRUCTION

I-77 / Westinghouse Blvd (Exit 1A)	±1.0 miles
I-77 / Westinghouse Blvd (Exit 90)	±1.0 miles
I-485 / N Polk St (Exit 65 B)	±3.0 miles

Charlotte CBD	±7.5 miles
CLT Douglas International Airport	±10.0 miles
I-85 (Exit 38)	±11.5 miles